092.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,000 / 700,000
					USE VALUE:	700,000 / 700,000
					ASSESSED:	700,000 / 700,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUNROE BARRY D/ETAL
Owner 2:	MUNROE JOANNE
Owner 3:	
Street 1:	22 GOVERNOR RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,933 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 1838 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4933.000	342,200		357,800	700,000
Total Card	0.113	342,200		357,800	700,000
Total Parcel	0.113	342,200		357,800	700,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.85 | /Parcel: 380.8

Legal Description

User Acct 59956

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0007-0007.0

!7553!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,200	0	4,933.	357,800	700,000	700,000	Year End Roll	12/18/2019
2019	101	FV	258,000	0	4,933.	362,900	620,900	620,900	Year End Roll	1/3/2019
2018	101	FV	258,000	0	4,933.	270,900	528,900	528,900	Year End Roll	12/20/2017
2017	101	FV	258,000	0	4,933.	245,400	503,400	503,400	Year End Roll	1/3/2017
2016	101	FV	258,000	0	4,933.	235,100	493,100	493,100	Year End	1/4/2016
2015	101	FV	244,200	0	4,933.	199,400	443,600	443,600	Year End Roll	12/11/2014
2014	101	FV	244,200	0	4,933.	189,100	433,300	433,300	Year End Roll	12/16/2013
2013	101	FV	244,200	0	4,933.	179,900	424,100	424,100		12/13/2012

PRINT

Date	Time
12/10/20	22:10:41

LAST REV

Date	Time
06/25/19	14:35:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARRIGAN SHARON	26178-518		3/29/1996		131,200	No	No		A

USER DEFINED

Prior Id # 1:	59956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2017	260	Porch	3,500	O				
5/17/2004	423	Addition	35,000	C		G6	GR FY06	20x19add w/ fbth.
10/15/2001	751	New Wind	2,000	C				NEW BAY WINDOW
4/13/2000	292	Wood Dec	1,000	C				20X16 WOOD DECK
6/16/1999	362	Alterati	15,000	C				REMODEL 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	294	PATRIOT
3/24/2005	Fieldrev-Chg	BR	B Rossignol
2/5/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4933		Sq. Ft.	Site		0	70.	1.04	5			Ledge	-10					357,834						357,800	

Total AC/HA: 0.11325 | Total SF/SM: 4933 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 357,834 | Spl Credit | Total: 357,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22127318
Const Adj.:	0.99989998
Adj $ / SQ:	158.750
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420364
Depreciation:	78188
Depreciated Total:	342176

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

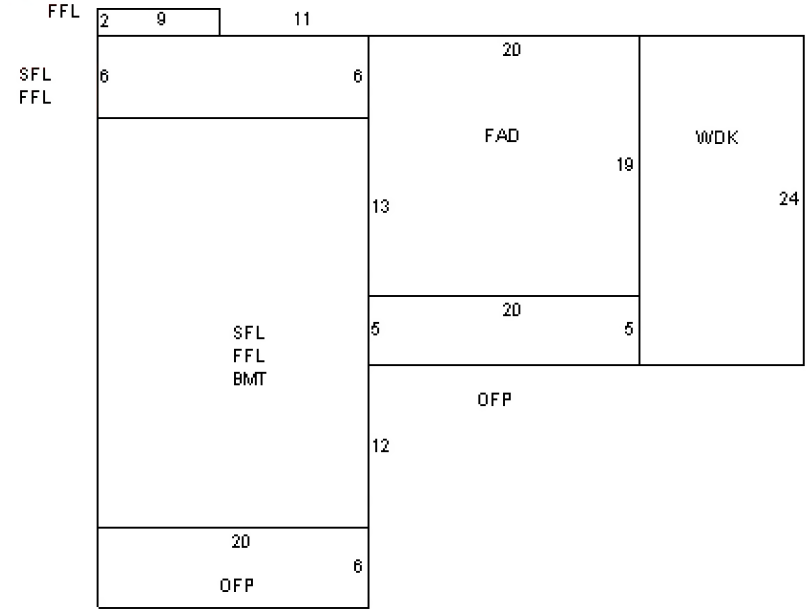
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.75
Special Features:	0	Val/Su Net:	116.16
Final Total:	342200	Val/Su SzAd	186.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	738	158.750	117,157
SFL	Second Floor	720	158.750	114,300
BMT	Basement	600	47.620	28,575
FAD	Addition	380	158.750	60,325
WDK	Deck	288	9.470	2,728
OFP	Open Porch	220	24.000	5,279

Net Sketched Area:	2,946			Total:	328,364
Size Ad	1838	Gross Are	2946	FinArea	1838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	